

## MEDICAL/OFFICE/RETAIL OFFICE FOR LEASE

# SOUTH SLIDE PARK - SPACE 407

12402 Slide Road, Lubbock, TX 79424



<b>AVAILABLE SF:</b>	1,800 SF
<b>LEASE RATE:</b>	\$2,500/Month (\$16.67/SF/YR)
<b>LEASE TYPE:</b>	Modified Gross
<b>BUILDING CLASS:</b>	B
<b>YEAR BUILT:</b>	2012
<b>ZONING:</b>	None

### PROPERTY OVERVIEW

South Slide Park lies in developing Southwest Lubbock. This property caters to 30 businesses and lends a good location for an medical/office/retail space. Space 407 layout includes reception area with built in desk, large waiting room, three large spaces, two small spaces, one space with sink, kitchenette, two ADA bathrooms, IT room, and 4 FT x 20 FT storage room with overhead door in back area.

In Southwest Lubbock Approx 1/2 mile South of 114th St. on Slide Rd.

See floor plan on page 3

### PROPERTY FEATURES

- Rent includes base year taxes and insurance.
- Landlord pays water, sewer, and CAM

**THE POWELL GROUP**  
806.239.0804  
10210 Quaker Avenue  
Lubbock, TX 79424

**DAVID POWELL**  
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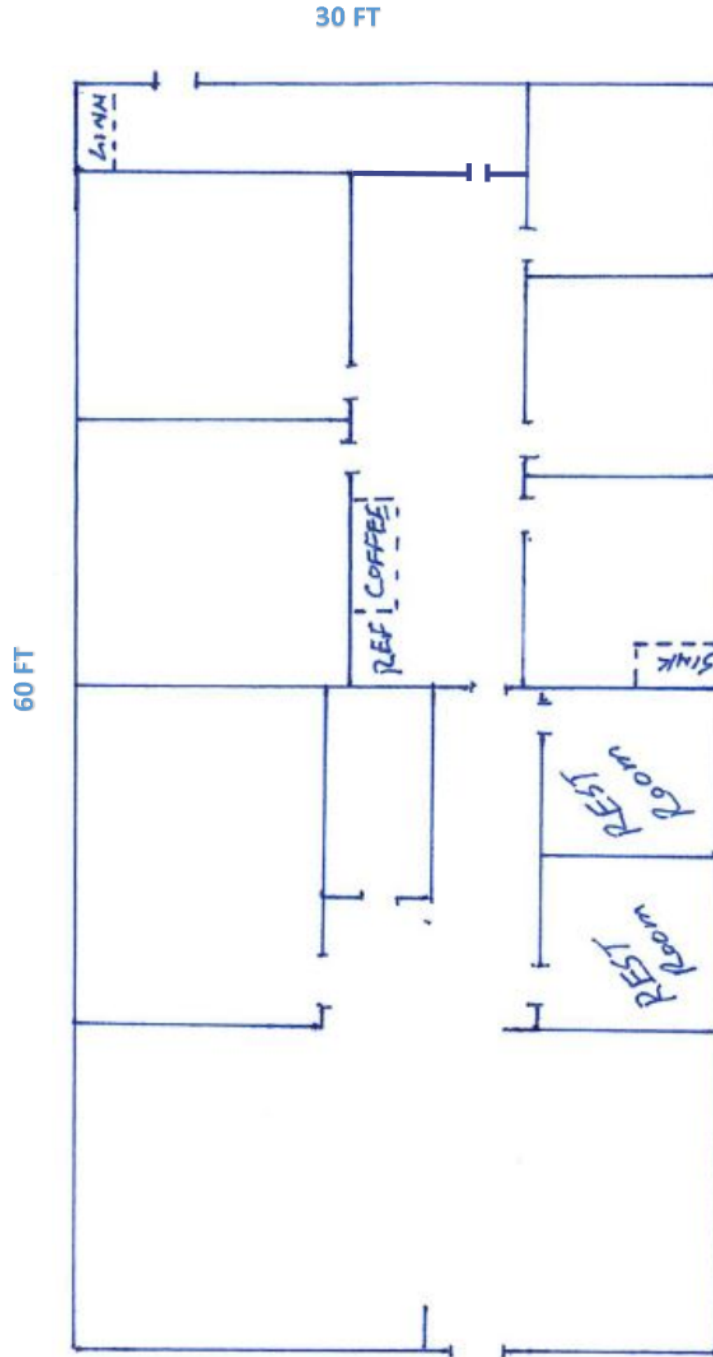


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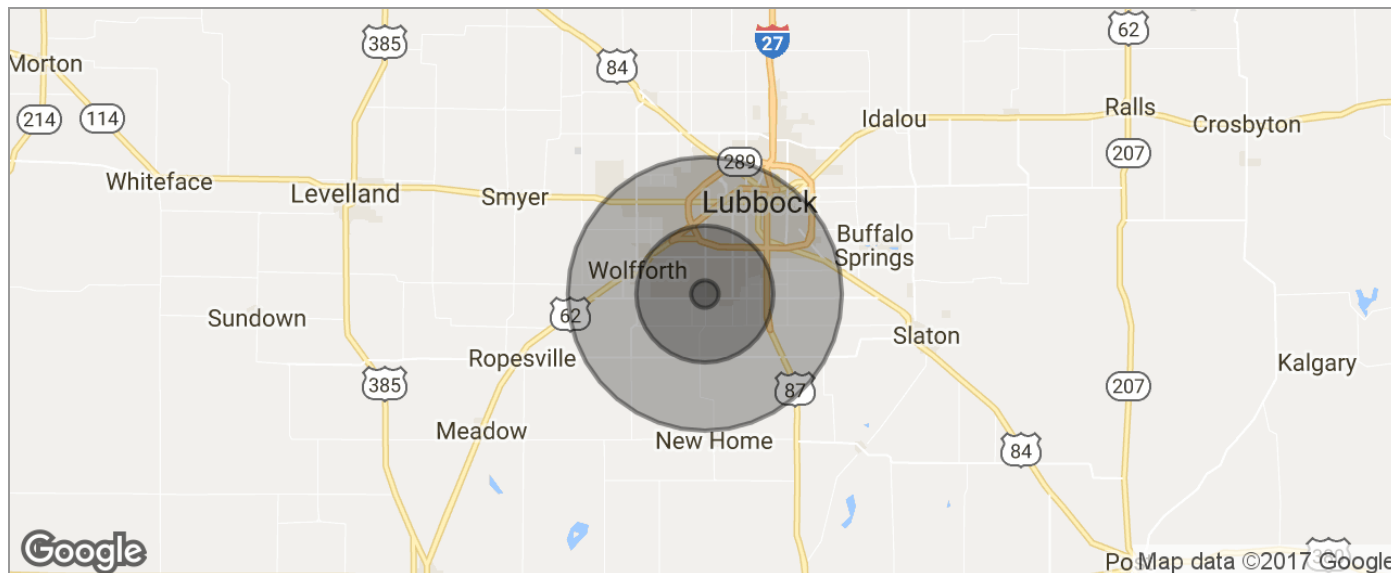
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	656	90,422	263,377
MEDIAN AGE	37.3	37.5	31.7
MEDIAN AGE (MALE)	37.6	36.4	30.9
MEDIAN AGE (FEMALE)	36.9	38.4	32.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	235	37,864	101,616
# OF PERSONS PER HH	2.8	2.4	2.6
AVERAGE HH INCOME	\$121,648	\$77,113	\$60,319
AVERAGE HOUSE VALUE	\$227,900	\$161,026	\$148,264

<b>RACE</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% WHITE	88.1%	87.1%	80.4%
% BLACK	1.5%	3.6%	5.8%
% ASIAN	4.0%	2.5%	2.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	1.7%	0.7%	0.6%
% OTHER	1.5%	4.0%	8.2%

<b>ETHNICITY</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% HISPANIC	12.3%	16.4%	30.2%

\* Demographic data derived from 2010 US Census

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